

§ 120-77. Application information. [Amended 12-12-1984]

Each application for a building zoning permit or special use permit shall be made with an accompanying site plan. The materials to be submitted with each application shall clearly show the conditions on the site at the time of the application, the features of the site which are to be incorporated into the proposed use or building and the appearance and function of the proposed use or building.

A. The application shall include the following information and plans if applicable:

(1) The location, use, design and dimensions, including height of each use and building.

B. **[Amended 1-8-1992 by L.L. No. 1-1992]** The site plan shall include the following information prepared by a licensed engineer, architect, landscape architect, surveyor or attorney, as appropriate:

(1) The title of the drawing , including the name of the development; the name and address of the applicant and the person who prepared the drawing.

(2) The North point, scale and date.

(3) The location of survey datum

(4) A survey of the proposed development , including its acreage and a legal description thereof, plotted to scale.

(5) The lines of existing and proposed streets and sidewalks, immediately adjoining and within the proposed site, and the names of all proposed streets.

(6) The layout, number and dimensions of lots.

(7) The location, proposed use, height, building elevations and floor plan of all nonresidential and all residential structures containing three (3) or more dwelling units; the location of all parking , loading and stacking areas with access drives.

(8) The location and proposed development of all open spaces, including parks, playgrounds and open reservations.

(9) The existing and proposed watercourses and the direction of flow and the impact on the entire watershed.

(10) A drainage plan showing existing and finished grades.

(11) A water supply plan, including the location of the fire hydrants.

(12) Paving, including typical cross sections and profiles of proposed streets, pedestrian walkways and bikeways.

(13) Sewage disposal plans.

(14) A landscape plan indicating the location, type and size of existing trees and vegetation, identifying those to be preserved , and the location, type and size of trees, vegetation and other amenities to be provided.

(15) The location and design of lighting facilities, fences, walls and signs.

(16) The location and dimension of all signs for which use permits are required under this chapter.

(17) Proposed easements , restrictions , covenants and provisions for homeowner's associations and common ownerships.

(18) Such other data and plans as required by applicable ordinances, codes, rules and regulations.

C. (Reserved) 1

D. (Reserved) 2

E. Types of development. **[Amended 1-8-1992 by L.L. No. 1-1992]**

(1) A site plan must be submitted for all:

(a) Residential developments to contain three (3) or more dwelling units.

(b) New business, industrial or community facilities developments.

(c) Alterations or additions to existing commercial or industrial public developments which increase original gross floor area by seven hundred fifty (750) square feet or more.

(d) Modifications to off-street parking, loading and stacking areas and structures.

(e) All developments within a Floodplain District.

(2) A site plan must be submitted for all applications to modify a previously approved site plan.

F. (Reserved) 3

1. Editor's Note: Former Subsection C, regarding the location and dimensions of sidewalks and other pedestrian areas, was repealed 1-8-1992 by L.L. No. 1-1992

2. Editor's Note: Former Subsection D , regarding the design of open areas and buffers, was repealed 1-8-1992 by L.L. No. 1-1992

3. Editor's Note: Former Subsection F , regarding other required data and plans, was repealed 1-8-1992 by L.L. No. 1-1992